

Marsh Island

Camp Arrowhead Rd. (SCR279)
½ mile south of De. Rte. 24
Lewes, Delaware

Sussex County Development Report- (July30, 2005)

(Supplemental Document to the State Planning Coordination PLUS comments of Feb.28th,2005) as per Ordinance # 1152 (County Code 99-9C)

The proposed "**Marsh Island**" Residential Project (139 units) is a cluster application for a redevelopment of an existing 18 hole Executive Golf Course built on 104.79 acs. adjacent to the Love Creek, on the Rehoboth Bay, Delaware.

- o The site is composed of :
 - 8.51 acs. of 404 Lands
 - 23.38 acs. of State Wetlands
 - 72.90 acs. of Uplands

The project seeks to improve and redevelop the existing golf course with single family homesites with both active and passive recreational area. Primarily this pedestrian friendly Community will feature internal walking/biking paths through linked open space. The plan calls for the reuse of existing golf cart paths and bridges, where appropriate, to facilitate the pedestrian/bicycle movement through sensitive environmental areas without further construction impact or Federal permitting required. Reduced lot sizes aid in the capability of weaving the pedestrian aspects of this project through the Community and providing opportunities to leave buffer lands in more critical sensitive areas along the riparian edges of the Love Creek. The established storm water ponds of the golf course will be saved. The site plan reflects an integration of these existing amenities into the residential land plan. Please review the following procedures that will be designed into this project.

- 1 Due to the proximity of the Love Creek and its tidal influences we will seek a waiver to storm water quantity however will engineer for storm water quality through Bio-swales, buffers and wet pond treatment prior to discharge.
 - a. With appropriately placed and sized BMP's nutrient reductions will be accounted for in this "LOW REDUCTION" area of the Inland Bay.
- 2 **Water** - shall be available through TIDEWATER UTILITIES
3. **Waste Water** - shall be Treated and disposed of on site through a Large Community Waste Water System. There are three components to this system. Collection, Treatment and Disposal.
 - a. The collection system shall meet Sussex County Ordinance 38 standards

- b. The Treatment Facility shall reduce nutrients to satisfy current standards and all technical engineered drawings of the system shall meet with both the DNREC and Sussex County Engineering Dept. approvals
 - c. The disposal fields have been identified by field evaluation for appropriate soils characteristics.
 - i. Groundwater mounding analysis and further detailed soils testing by specialized technicians shall be conducted in preparation of satisfying the DNREC Wastewater Branch that the size and inherent character of the field areas are indeed suitable for such use. This is a in-depth detailed study and will be required to receive a non-binding letter of feasibility from the DNREC for this project to move forward into final engineering design.
- 4. Traffic** – The existing golf course, pro-shop, and restaurant generates commercial traffic at the site. A **“By-Pass lane”** exists at the entry location to assist movement along this road segment for vehicles making left-hand turns into the facility. The redevelopment proposal for residential use is subject to further improvements and/or recommendations by DELDOT. DELDOT recommends an opportunity for interconnectivity between developments. The site north of this someday may develop and we have made provisions for a connection if deemed appropriate. A multi-modal path will be accessible along the front of this project. The present golf facility entry system accommodates 783ADT's. The residential use is projected at 1403ADT's @build out.
- 5. Rare, Threatened or Endangered Species** - A review by the Delaware Natural Heritage and Endangered Species database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities on the land based areas of this project. The Love Creek may have fourspine stickleback within its waters which is referred to as a rare fish, However natural buffers, nutrient reductions, and riparian protection measures should aid in the facilitation of protecting the habitat.
- 6. Tidal and non-Tidal Wetlands** – No lots have been platted in any wetland area. Nearly all lots have a varying buffer distance from the wetlands. There are presently some path improvements within the non-tidal areas that had been CORPS permitted for the existing golf course. These will remain in place to serve the pedestrian and bicycle needs of the residents.
- a. The plan calls for a crabbing pier to reach the Love Creek. This pier will satisfy the need to access the beauty of the Creek and yet will manage that access which secures the protection of all the wetland adjacent to it. Proper permits will be applied for from the appropriate regulatory agencies prior to any construction. The PLUS process pointed out a concern on the potential spawning of the Fourspine Stickleback during the period of April 1st. to May 30th and it will be a condition of construction where no activity shall be conducted during this period.
 - b. PLUS comments concerning wetlands indicate that there will be no impact to wetlands and the plan calls for vegetative buffers and no mow areas.

- 7. Open Space** - The proposed 139 Lots shown on the plan consume 27.29acs. of land or 26% of the total. Right of Ways consume 10.74 acs. of land or 10.25% of the total. The remaining 63.71% of land is open space. The open space is broken down as follows:

- Sewer Disposal areas 5.07 acs.
- Other Upland areas 29.80 acs.
- 404 Lands 8.51 acs.
- Tidal Wetlands 23.38 acs.

- a. The upland and 404 open space have been entwined throughout the Community. Some of the land shall support scenic ponds, paths and park like features that provide for passive recreation and opportunity for social engagement. In addition there is a portion of the space that has been earmarked for active recreation out on the eastern edge. This area will support a bath house and pool as well as an elevated boardwalk access over the wetlands to the Love Creek for all homeowners use.

8. Public and Private Infrastructure -

- a. The roads shall be built to County Standards but remain private
 - i. All roads shall have curb and gutter with sidewalks and Streetscape landscaping
- b. Sewer and Water shall be operated and maintained by Tidewater Utilities
- c. Electric - Delaware Electric Co-operative
- d. Telephone - Verizon
- e. Cable - Media-Com
- f. Gas - Poores

- 9. Historic or Cultural Resources** – There are two older buildings on the north side of the site currently in disrepair and housing fertilizers and other equipment for the maintenance of the golf course. These structures will be demolished. The developers shall allow the State an opportunity to document these structures prior to the razing of such. The remainder of the site has undergone extensive regrading and contouring during the construction of the golf course and there is a high probability that any potential cultural resource that may have existed are long disturbed, displaced and compromised. The developer however shall contact SHPO should any evidence of significant artifacts be revealed in the course of the land planning, engineering, investigations, permitting, and construction of this development.

We hereby affirm that the preliminary site plan for Marsh Island conforms to the provisions of the AR-1 zoning district and to the Comprehensive Plan "environmentally sensitive development district" in all regards. The plan is subject to further investigation and development however it is our professional judgment that the plan represents a realistic and feasible project readily capable of being engineered and in keeping with the provision of the Sussex County Comprehensive Plan. In addition we assert that the plan is a superior living environment that is environmentally and socially accommodating by utilization of the cluster concept. The cluster concept inherently affords opportunity to the designer to define and designate the inherent qualities, and features of the land characteristics best suited for buffers, home sites, open space, disposal areas, drainage basins, etc.

A few significant examples of the cluster benefits

1. A Sewer Treatment Plant for the wastewater will significantly reduce the nutrient loading in this vicinity of the Inland Bays
2. The waste-water disposal fields are +/- 1500 lin.ft. setback from the wetland line of the Love Creek and utilize the most capable soils on the site for this system. A standard sub-division would yield fewer lots however the lots would have individual septic systems 100' from the Wetlands line with no treatment for nutrients.
3. Efficient use of infrastructure
4. Expanded buffering of the riparian edge
5. Enhanced opportunity for open space and passive recreation

We hereby certified that the plan is in accordance with all current Federal, State, and County standards.

Should you have any questions and/or comments on the above please feel free to contact me.

Sincerely,

Thomas J. Ford III
PRESIDENT: **LAND**DESIGN, inc